

The Regular Meeting of the Troy City Planning Commission was called to order by Chairman Littman at 7:30 p.m. on September 9, 2003, in the Council Chambers of the Troy City Hall.

1. ROLL CALL

Present:

Gary Chamberlain
Dennis A. Kramer
Lawrence Littman
Robert Schultz
Walter Storrs
Thomas Strat
Mark J. Vleck
David T. Waller (arrived 7:46 p.m.)
Wayne Wright

Also Present:

Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Kathy Czarnecki, Recording Secretary

2. MINUTES

Resolution # PC-2003-09-013

Moved by: Storrs
Seconded by: Schultz

RESOLVED, To approve the August 26, 2003 Special/Study Meeting minutes as published.

Yes: Kramer, Littman, Schultz, Storrs, Strat, Vleck, Wright
No: None
Abstain: Chamberlain
Absent: Waller (arrived 7:46 p.m.)

MOTION CARRIED

3. PUBLIC COMMENTS

There was no one present who wished to speak.

TABLED ITEM

4. **PUBLIC HEARING – PROPOSED PLANNED UNIT DEVELOPMENT (PUD-3) –**
Proposed Sterling Corporate Center, North side of Big Beaver, West of I-75, Section
21 – O-S-C

Mr. Savidant presented a summary of the Planning Department report for the proposed Sterling Corporate Center PUD. Mr. Savidant reported the revised PUD booklets were delivered to the Planning Department after the Labor Day holiday, which did not allow sufficient time for review by the Planning Department and Planning Consultant prior to tonight's meeting.

Chuck DiMaggio of Burton Katzman, 30100 Telegraph Road, Suite 366, Bingham Farms, was present. Mr. DiMaggio reported that a number of changes have been made to the project as a result of the meeting with City staff and a very clear sense of direction was received from staff with respect to the Big Beaver Corridor goals and objectives. Mr. DiMaggio noted three very important items that are inclusive of the revised booklets are: (1) a pledge of financial support to the City in the undertaking of the Big Beaver corridor study; (2) an analysis of the I-75 to Crooks Road node; and (3) additional pedestrian improvements to the sidewalk systems and additional amenities.

PUBLIC HEARING OPENED

No one was present to speak.

Resolution # PC-2003-09-014

Moved by: Littman

Seconded by: Strat

RESOLVED, That the Preliminary Plan for a Planned Unit Development (PUD 3), pursuant to Section 35.60.01, as requested by Burton Katzman, for the Sterling Corporate Center Planned Unit Development, located on the north side of Big Beaver Road and west of I-75, located in Section 21, within the O-S-C High Rise Office zoning district, being 5.91 acres in size, is hereby tabled to the October 14, 2003 Regular Meeting, for the following reasons:

1. The 35-day period will provide the Planning Department, City Planning Commission, Planning Consultant and the applicant an opportunity to review the revised Planned Unit Development application that was submitted to the City of Troy on September 2, 2003.

Yes: All present (8)

No: None

Absent: Waller (arrived 7:46 p.m.)

MOTION CARRIED

Chairman Littman announced that the Public Hearing would remain open for the October 14, 2003 Regular Meeting.

SITE PLAN

5. PUBLIC HEARING SITE PLAN REVIEW (SP 146-C) – Troy Commons Retail Center, Proposed Restaurant and Retail Building, Northwest Corner of Rochester and Big Beaver, Section 22 – B-2 and B-3 (Consent Judgment)

Ms. Lancaster reported that City Council has final approval on the Consent Judgment matter, and that a majority vote of the members present is necessary as a recommending body to City Council.

Mr. Savidant presented a summary of the Planning Department report for the proposed restaurant and retail building at Troy Commons. Mr. Savidant reported that it is the recommendation of the Planning Department that the Consent Judgment be amended to accommodate the proposed development and the site plan as submitted, with the condition that a 5-foot wide sidewalk connection be provided to the restaurant from the Big Beaver/Rochester Road intersection.

(Mr. Waller arrived at 7:46 p.m.)

There was a lengthy discussion with respect to the number of proposed parking spaces for the restaurant and overall retail center.

Mr. Savidant assured the Commission that both the petitioner and the Planning Department agree that the proposed 672 parking spaces would provide sufficient parking for the restaurant and retail center.

Discussion followed with respect to the southbound Rochester Road entrance into the retail center and the immediate traffic island within the parking lot as shown on the site plan.

Mr. Savidant confirmed that the City Traffic Engineer expressed no concerns with the parking lot layout. Mr. Savidant also confirmed that the petitioner would be advised that a grease dumpster and a trash dumpster are required.

The petitioner, Stuart Frankel of 2301 West Big Beaver, Troy, was present. Mr. Frankel gave a brief history of the Consent Judgment. When the City acquired the right-of-way for the widening of Big Beaver and Rochester Roads, an agreement was made that the maximum square footage of the shopping center (before the acquisition of the City remnant property to the east) would be 140,000 square feet and the number of parking spaces would be 625. Mr. Frankel is proposing to add one acre of additional land and 900 square feet of additional building. Mr. Frankel

believes the proposal is a fair relationship of building to land when one considers the 140,000 square feet to the 13 acres of the original size parcel. Mr. Frankel said that based upon studies done by the City, ULI and other professionals, it was believed that a ratio of 5.5 cars per 1,000 square feet of retail space would provide adequate parking. He noted that history has shown that utilization of a parking lot on a good day is two-thirds and approximately one-third on a bad day. Mr. Frankel noted parking concerns could arise if employees utilize customer parking spaces. He compared the existing restaurant to the proposed restaurant with respect to parking spaces and restaurant hours of operation. Mr. Frankel said that he, the City and the proposed tenants are comfortable with the function of the development and the adequacy of the parking.

Mr. Frankel stated the proposed restaurant tenant would not be considered a social encounter restaurant. The restaurant is principally a food and beverage restaurant, and alcoholic beverages would be ancillary. The hours of operation are 11 a.m. to 10 p.m.

Mr. Kramer said his concerns with respect to the amount of parking spaces remain, and noted it appears that half of the restaurant patrons would have to walk from another area of the parking lot to the restaurant should the restaurant be busy.

Messrs. Strat and Storrs further questioned the length of the traffic island located in the immediate entrance of the retail center from the southbound Rochester Road entrance.

Mr. Savidant suggested that the City Traffic Engineer revisit the site plan with respect to the traffic island layout.

Mr. Frankel said he would be agreeable to any changes recommended by the City Traffic Engineer. Mr. Frankel further said he is agreeable to providing the additional 5-foot wide sidewalk at the Big Beaver and Rochester Road intersection as suggested by the Planning Department. In addition, Mr. Frankel said the designated dumpster location is large enough to accommodate both trash and grease receptacles. Mr. Frankel stated he is following the City's direction with respect to the landscaping requirements for the proposed development.

The Commission encouraged the petitioner to provide landscaping that would complement the future City gateway signage at this most prominent intersection.

PUBLIC HEARING OPENED

Dennis Brinker of 2940-2950 Rochester Road, Troy, was present. Mr. Brinker expressed his concerns with the proposed reduction in parking spaces. He stated that the retail corner maintains a very heavy lunch count and a very heavy single-user count, and noted the approximate 30% reduction in parking could create a very big problem.

PUBLIC HEARING CLOSED

Chairman Littman responded that both parties must come to an agreement with respect to a Consent Judgment.

Mr. Storrs voiced agreement with Mr. Kramer's parking concerns and noted the site plan does not provide an optimum parking layout.

Resolution # PC-2003-09-015

Moved by: Chamberlain

Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to City Council that the Preliminary Site Plan Approval, pursuant to a proposed amended consent judgment, for a proposed restaurant and retail building in the Troy Commons Retail Center, located on the northwest corner of Rochester and Big Beaver Roads, within Section 22, within the B-2 and B-3 zoning districts, be granted, subject to the following conditions:

1. A 5-foot wide sidewalk be provided from the extreme southeast corner of the property at the intersection of Big Beaver and Rochester Roads directly to the restaurant to accommodate pedestrian traffic; and
2. A traffic study be conducted prior to going to City Council to assess the length of the divider (island) in the extreme northeast corner of the property at the entrance from Rochester Road.

Discussion on the motion on the floor.

Mr. Storrs asked if the motion precludes the petitioner from possibly proposing a new and creative landscape plan for the intersection.

Mr. Chamberlain responded in the negative.

Vote on the motion on the floor.

Yes: Chamberlain, Littman, Schultz, Storrs, Strat, Vleck, Waller, Wright

No: Kramer

MOTION CARRIED

Mr. Kramer voted no because he thinks the intensity of the expanded and additional uses creates an adverse condition for the restaurant customers, and parking to the far west part of the usable restaurant parking is not practical. Mr. Kramer said he believes the petitioner's layout creates a self-imposed hardship that he cannot support.

REZONING REQUESTS**6. PUBLIC HEARING – PROPOSED REZONING (Z-690) – Proposed Office Building, South Side of Maple, West of Dequindre, Section 36– From R-1E to O-1 and E-P**

Mr. Savidant presented a summary of the Planning Department report for the proposed rezoning. Mr. Savidant noted that the rezoning of the subject parcel could impact the two parcels across Maple Road to the north, which are zoned R-1E. He explained how the O-1 and E-P zoning districts would be compatible with the existing land uses and zoning districts. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the rezoning request.

Discussion followed on potential rezoning of the two parcels across Maple Road to the north to R-1T and its relationship to the proposed office rezoning for the parcel on the south side of Maple.

Mr. Savidant confirmed that the Planning Department reviewed the rezoning application on its own merits and O-1 zoning does serve as a transitional district between B-3 and R-1E, and further noted that the 15-foot landscape buffer is an acceptable alternative to the 50-foot buffer required under the P-E zoning.

Mr. Schultz questioned if a landscaped buffer is required to the south of the parcel.

Mr. Savidant responded that the petitioner has proposed a 6-foot high wall to the south.

The petitioner, Art Kalajian of 1871 Austin, Troy, and the owner, Troyce Travis of 2661 Irma, Warren, were present.

Mr. Travis stated he purchased the building at this location in 1987 and his title and real estate company is in dire need of expansion. Mr. Travis said he would like his company to grow within the City of Troy and also provide an attractive building along Maple Road. He requested the support and assistance of the Commission.

Mr. Kalajian, the project architect, provided several visual boards of the proposed office building that he projects would complement the area and provide stimulus for improved architecture to the area.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Mr. Kramer commented favorably on the petitioner's presentation and proposed improvements to the area. He asked if the Commission has any tool to enforce zoning around what the petitioner is proposing relative to the delineation of the greenbelt.

Ms. Lancaster stated that the Planning Commission cannot put conditions on rezoning requests, and noted the City has no control on the site plan itself.

A brief discussion followed with respect to the E-P zoning and the proposed greenbelt.

Mr. Savidant confirmed that the E-P zoning district does count toward the landscaping requirements at site plan review.

Mr. Storrs stated that because the decision on the proposed rezoning has a major affect on the two parcels across Maple Road to the north, he believes a line should be drawn at the Gordon Food Service wall and a zoning request should not be entertained.

A brief discussion followed with respect to a method of controlling problem sites and giving consideration to "mini" planned unit development projects.

Mr. Waller said he is pleased that a long standing businessman from the community has decided to improve a property and has chosen an architect who has a long standing relationship with the same community. Mr. Waller applauded the petitioner's presentation. He concluded that should further examination causes the Commission to consider what might be described as "mini" PUD's, the property still needs to be rezoned.

Resolution # PC-2003-09-016

Moved by: Waller

Seconded by: Wright

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1E to O-1 and E-P rezoning request located on the south side of Maple, west of Dequindre within Section 36, being 1.016 acres in size, be granted, with the following condition:

1. That the specific and carefully documented square footage of the E-P zone as shown on the corresponding site plan be created and made a part of the presentation to City Council.

Yes: Chamberlain, Kramer, Littman, Schultz, Strat, Vleck, Waller, Wright

No: Storrs

MOTION CARRIED

Mr. Storrs said he voted no because the proposed rezoning creates problems for the parcels across the street. He further noted he has not heard from the Planning Department or anyone else that more office zoning is needed to service the community.

7. PUBLIC HEARING – PROPOSED REZONING (Z-691) – Existing Office Building, 5500 New King, Northeast Corner of New King and Corporate Drive, Section 8 – From R-C to O-M

Mr. Savidant presented a summary of the Planning Department report for the proposed office building. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the rezoning request because it is compatible with surrounding land uses and zoning districts and is consistent with the Future Land Use Plan.

Chairman Littman questioned if the rezoning would have any affect on the Crooks Road / I-75 interchange.

Ms. Lancaster responded in the negative.

The petitioner, Peter Beer of 18700 W. 10 Mile Road, Southfield, was present. Mr. Beer confirmed there is sufficient parking for the proposed medical office building. Mr. Beer said it is the intent of two large physician groups, Michigan Institute of Neurology and Michigan Hospitalists, currently located in Troy, to expand their medical facilities. He said the existing building would be purchased, owned and leased out by the physician consortium. Mr. Beer circulated photographs of local medical office buildings that the proposed medical facility would simulate. He projects that the physician consortium would invest from \$800,000 to \$1 million in the building conversion.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2003-09-017

Moved by: Kramer

Seconded by: Vleck

RESOLVED, That the Planning Commission hereby recommends to City Council that the R-C to O-M rezoning request located on the northeast corner of New King and Corporate Drive, within Section 8, being 6.16 acres in size, is hereby granted.

Yes: Chamberlain, Kramer, Littman, Schultz, Strat, Vleck, Waller, Wright
No: Storrs

MOTION CARRIED

Mr. Storrs said he voted no because he believes the proposed rezoning is not consistent with the Master Land Use Plan.

8. DISCUSSION OF JOINT MEETING WITH CITY COUNCIL

Chairman Littman said that consideration would be given to a Resolution requesting a joint meeting with the City Council at the September 23, 2003 Special/Study Meeting. Chairman Littman requested the Commission to compile a short list of discussion topics with the City Council to include in the Resolution.

Mr. Vleck announced two topics for consideration: (1) getting additional information included in site plan review, such as drainage, elevation and landscape plans; and (2) general discussion of the importance of agenda items and general direction of City Council.

Mr. Chamberlain said he would like to discuss Planning Commission items that are pending Council action.

Mr. Strat said there are many topics that should be discussed with the City Council and suggested the creation of a sub-committee to discern a priority list of discussion items.

Mr. Kramer suggested that someone not associated with either the Planning Commission or City Council chair the joint meeting.

Discussion re: Maple Road Study

Chairman Littman announced that a Study Meeting would be held on September 23, 2003 at 6:00 p.m. for the purpose of conducting a tour of the Maple Road corridor, from Coolidge to Dequindre.

(Mr. Strat exited at 9:15 p.m.)

It was agreed that a Parks & Recreation Department bus would be reserved for the tour. The bus will depart from City Hall at 6:00 p.m. on September 23rd.

GOOD OF THE ORDER

Ms. Lancaster reported that the appointment of Amalfi Parker as the Planning Commission student representative was postponed at the September 8, 2003 City Council Regular Meeting because of the Mayor's absence from the meeting.

Mr. Chamberlain said he would not be able to participate in the Maple Road bus tour, but urged the other members to note the exterior renovation at the Saleen facility (fka Stanley Door).

Mr. Savidant took an attendance roll call for the annual Michigan Society of Planning Conference.

Mr. Savidant announced that the Planning Department has two CD's from the American Planning Association 2003 Audio Conference Program titled "Mastering Meeting Management" and "Getting to Density". The CD's are available to the Commission.

Mr. Waller said he would include in the Planning Department's CD library a CD he has on the 2003 APA National Conference in Denver, Colorado conference and various other past national conferences.

Mr. Storrs indicated it was very important that Troy respond to public hearing notices received from surrounding communities.

Mr. Savidant will confirm that the City of Troy is receiving public hearing notifications from surrounding communities.

Mr. Schultz cited a notice he saw in a local newspaper for a sidewalk variance on a Rochester Road address, and said he hopes the Traffic Committee does not grant sidewalk variances to businesses fronting Rochester Road.

Mr. Savidant reported that the four remaining Planning Commission items pending Council action have been discussed with City Management and City Council meeting dates have been assigned to all four items. He will advise the Commission of the Council dates at the September 23, 2003 Special/Study Meeting.

Mr. Savidant will check to see if an informational memo on Off Street Parking Requirements was submitted to City Council at their September 8, 2003 Regular Meeting.

ADJOURN

The Regular Meeting of the Planning Commission was adjourned at 9:30 p.m.

Respectfully submitted,

Lawrence Littman, Chairman

Kathy L. Czarnecki, Recording Secretary

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